

GENERAL NOTES

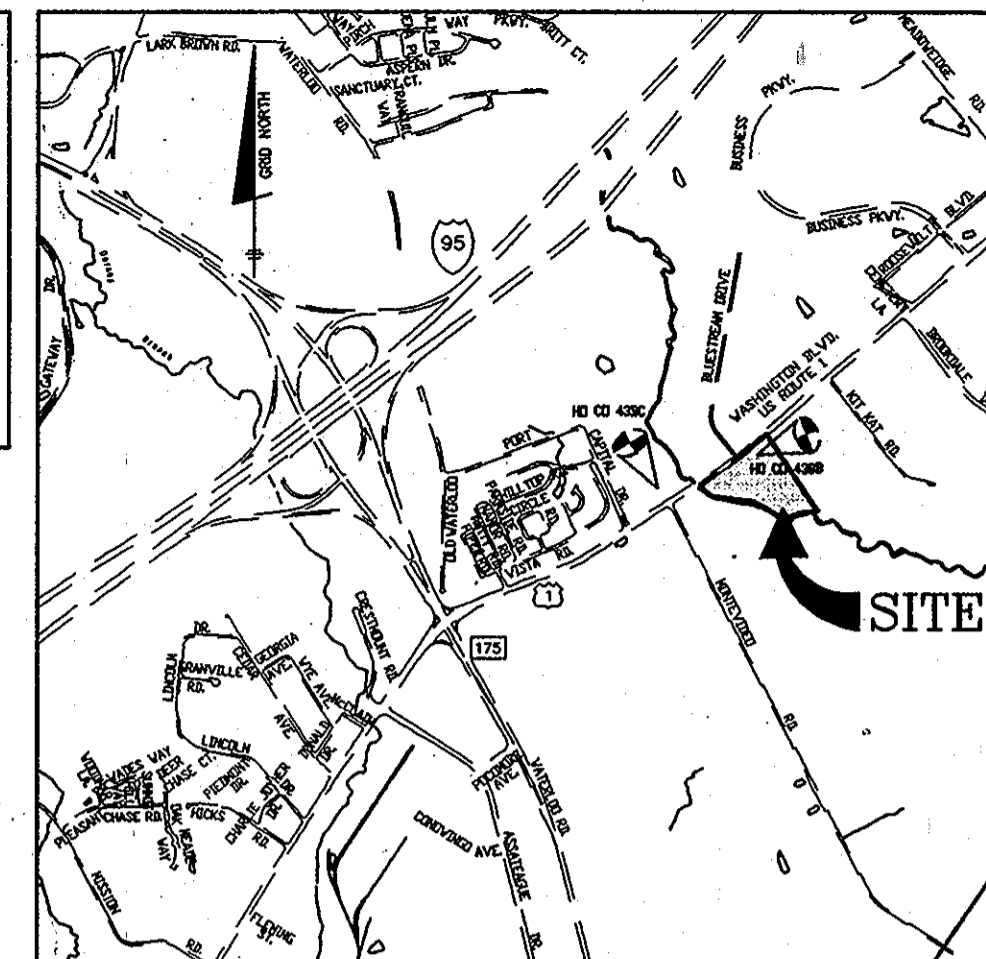
- DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE OR CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
 - △ DENOTES TRAVERSE POINT.
- THE SUBJECT PROPERTY IS ZONED POR AS A RESULT OF ZB CASE NO. 1075M APPROVED BY THE ZONING BOARD ON JUNE 8, 2009.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- BOUNDARY IS BASED ON A BOUNDARY SURVEY CONDUCTED BY PATTON HARRIS RUST & ASSOCIATES ON OR ABOUT MARCH, 2007 AND VERIFIED BY BENCHMARK ENGINEERING, INC. IN JULY, 2010.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43BB AND 43BC WERE USED FOR THIS PROJECT.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE NO CEMETERIES LOCATED ON THIS SITE. THE SITE IS LISTED ON THE HISTORIC REGISTRY UNDER HO-833. THE PROJECT WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 15, 2009 AND APPROVED AS INDICATED ON THE LETTER DATED APRIL 20, 2009.
- THERE ARE SEVERAL EXISTING STRUCTURES LOCATED ON THIS SITE ALL TO BE REMOVED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR 100 YEAR FLOODPLAIN EXCEPT THAT WHICH IS SPECIFIED IN APPROVED WP-10-161 (SEE GEN NOTES 20 & 22).
- THE FLOODPLAIN SHOWN ON THIS PLAN IS BASED ON FIRM PANEL 2400440040B (REVISED 12/4/1986) AND A FLOODPLAIN STUDY PREPARED BY KCI TECHNOLOGIES, INC. DATED JANUARY, 1997.
- A NOISE STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN AUGUST, 2010. WP-11-025, A REQUEST TO WAIVE SECTION 16.120(b)(5), WHICH STATES THAT THE SITE DEVELOPMENT PLAN LAY-OUT SHALL ENSURE THAT THE NOISE LEVEL IN THE REAR YARD DOES NOT EXCEED THE STANDARD SET IN THE DESIGN MANUAL WAS SUBMITTED ON AUGUST 27, 2010.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. PREPARED IN JULY, 2010 AND SUBMITTED AND APPROVED UNDER SDP-11-002.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4692-D. THE DRAINAGE AREA IS "PATAPSCO".
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 36 W&S. THE DRAINAGE AREA IS "PATAPSCO".
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 01/10/11, ON WHICH DATE DEVELOPER AGREEMENT #44-4692-D WAS FILED AND ACCEPTED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH PARCEL "A", ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS SITE SHALL BE LANDSCAPED PER SDP-11-002 AND THE REQUIRED LANDSCAPE SURETY HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THAT PLAN. SEE SDP-11-002 FOR THE APPROVED LANDSCAPE PLAN AND LANDSCAPE SURETY AMOUNT.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAT HAS BEEN MET BY SDP-11-002, BY PROVIDING 0.80 AC. OF CREDITED RETENTION AND 0.47 AC. OF REFORESTATION IN THE ON-SITE FOREST CONSERVATION EASEMENT, AND A FOREST CONSERVATION FEE-IN-LIEU PAYMENT OF \$2,287.00 MADE TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE OUTSTANDING 0.07 AC. OF REFORESTATION (0.07 AC. = 3,049.2 S.F. X \$0.75 = \$2,286.90 OR \$2,287.00). THE REQUIRED FOREST CONSERVATION SURETY OF \$17,210.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT FOR SDP-11-002. SEE SDP-11-002 FOR THE APPROVED FOREST CONSERVATION PLAN.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR SDP-11-002 AND THIS PLAT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- STORMWATER MANAGEMENT FOR THIS SITE COMPLIES WITH ECP-10-006 WHICH WAS APPROVED ON JULY 28, 2010. IT IS BEING PROVIDED UNDER THE REDEVELOPMENT CRITERIA. 50% OF THE EXISTING IMPERVIOUS IS BEING ADDRESSED FOR WATER QUALITY. THE METHODS OF TREATMENT ARE MICRO-BIORETENTION, PERVIOUS CONCRETE, AND SUBMERGED GRAVEL WETLANDS. SEE SDP-11-002 FOR THE APPROVED SWM PLAN.

- WP-10-161, A REQUEST TO WAIVE SECTION 16.1205(A)(10) FOR SPECIMEN TREE REMOVAL; 16.115 FOR DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN; 16.116(A)(1) FOR DEVELOPMENT WITHIN 25' WETLAND BUFFER; AND 16.116(A)(2)(iv) FOR DEVELOPMENT WITHIN 50' OF A PERENNIAL STREAMBANK WAS APPROVED ON JUNE 25, 2010. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - IN ORDER TO COUNT THE FCE ALONG THE NORTH BOUNDARY THAT IS LESS THAN 35' A REFORESTATION AREA MUST BE ESTABLISHED ADJACENT TO IT.
 - THE WAIVER PERTAINS ONLY TO THE LOD LOCATED WITHIN THE 100-YEAR FLOODPLAIN, 25' WETLAND BUFFER AND 50' STREAM BUFFER.
 - ALL GRADING, REMOVAL OF VEGETATIVE COVER, DISTURBANCES AND DEVELOPMENT WITHIN THE 25' WETLAND BUFFER ARE SUBJECT TO OBTAINING THE NECESSARY MDE PERMITS AND ADDING A NOT TO THE SDP IDENTIFYING THE TRACKING NUMBER.
- WP-11-025, A REQUEST TO WAIVE SECTION 16.120(b)(5) PROVIDE THE REQUIRED NOISE MITIGATION FOR THIS PROJECT TO ENSURE THAT THE NOISE LEVELS IN THE REAR YARD DO NOT EXCEED THE STANDARD SET IN THE IN THE DESIGN MANUAL WAS APPROVED ON SEPTEMBER 17, 2010. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PLACE A BIG BOLD NOTE STATING "BUILDING CONSTRUCTION MATERIALS SHALL BE USED TO REDUCE THE INTERIOR SOUND TO 45 DBA" ON ALL PLANS.
- ZONING CASE BA-10-020V, A VARIANCE PETITION TO ALLOW FOR A REDUCTION OF THE STRUCTURE SETBACK TO US ROUTE 1 FROM 30' TO 10' WAS APPROVED ON OCTOBER 4, 2010.
- A DESIGN MANUAL WAIVER, A REQUEST FOR ALTERNATIVE COMPLIANCE TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME I, SECTION 5.2.1A, WHICH SPECIFIES THAT 10 AND 100 YR QUANTITY MANAGEMENT IS REQUIRED IN THE DEEP RUN WATERSHED TO ALLOW NO QUANTITY MANAGEMENT BE PROVIDED OTHER THAN ESD TO THE MEP PROPOSED WAS APPROVED ON JULY 20, 2010.
- RELATED HOWARD COUNTY FILE NUMBERS: WP-10-161, ECP-10-006, SDP-11-002, ZB 1075M, BA-10-020V, WP-11-025
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

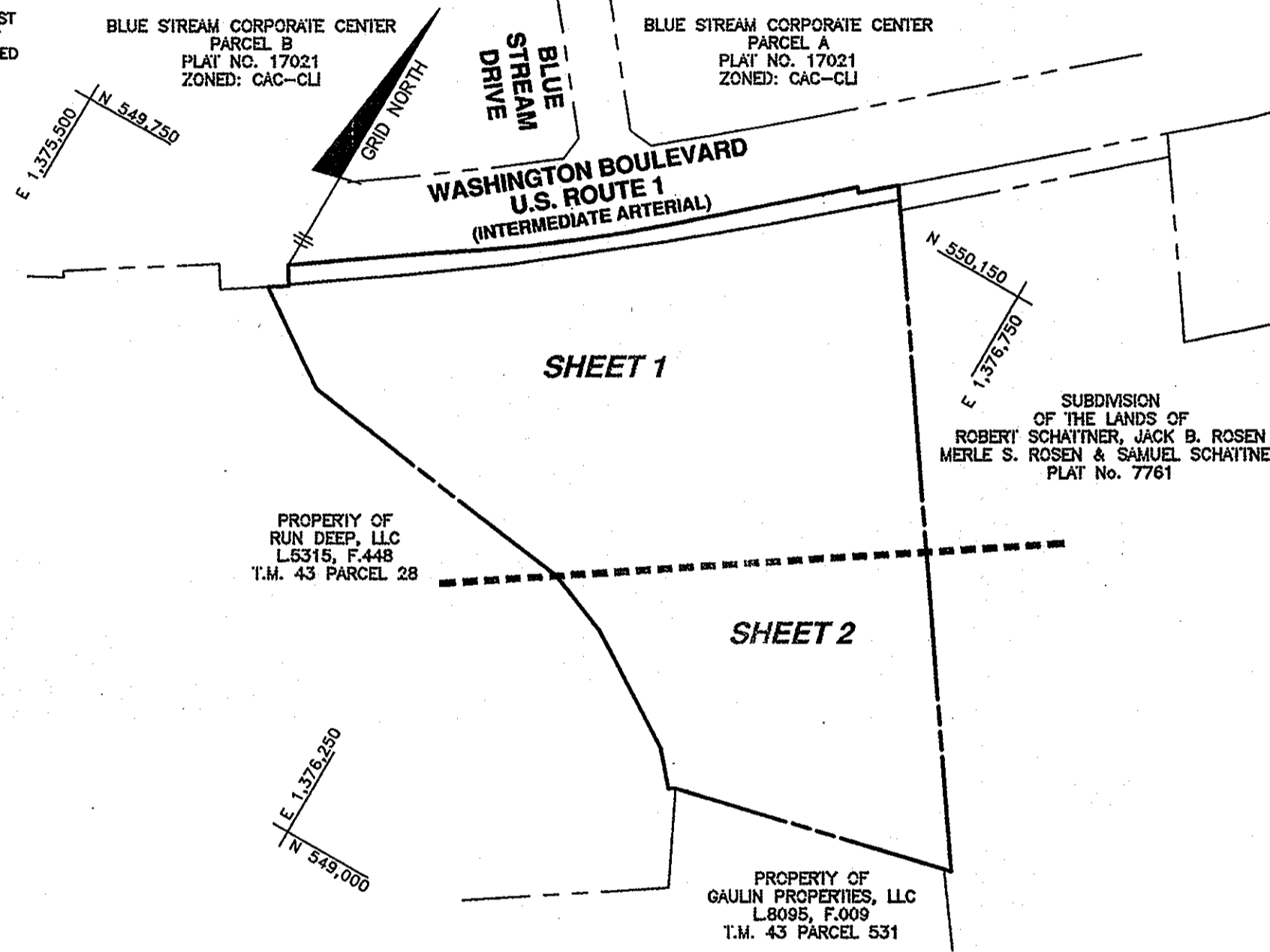
BENCHMARK NAD'83 HORIZONTAL

HO. CO. #43BB
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE, NORTH BOUND US. ROUTE
 1, BY # 7561 US-1 (JESSUP)
 N 550534.19' E 1376905.25'
 ELEVATION: 208.971'

HO. CO. #43BC
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE, SOUTH BOUND ROUTE 1
 AND MOUNTVIDEO ROAD.
 N 549592.091' E 1375466.62'
 ELEVATION: 214.137'



ADC MAP 5054 GRID G-2
VICINITY MAP
 SCALE: 1"=200'



PLAN VIEW
 SCALE: 1" = 200'

BUILDING CONSTRUCTION MATERIALS SHALL BE USED TO REDUCE THE INTERIOR SOUND TO 45 DBA.

AREA TABULATION CHART - TOTAL

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	11.30± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.47± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.77± AC.

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE PIKE A SUITE 418 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8844
 60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
 (P) 301-371-3506 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

FOREST CONSERVATION EASEMENT #1 CHART

NON-CREDITED RETENTION (FLOODPLAIN):	3.48 AC.
CREDITED RETENTION (NTA):	0.78 AC.
REFORESTATION:	0.47 AC.
TOTAL EASEMENT AREA:	4.73 AC.

FOREST CONSERVATION EASEMENT #2 CHART

NON-CREDITED RETENTION (FLOODPLAIN):	0.21 AC.
CREDITED RETENTION (NTA):	0.02 AC.
REFORESTATION:	0.00 AC.
TOTAL EASEMENT AREA:	0.23 AC.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 11-16-10
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Lowry 11/16/10
 MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER
 DATE

OWNER:
 MUSIC FAIR ROAD LIMITED PARTNERSHIP
 1205 YORK ROAD FLOOR 4
 LUTHERVILLE, MARYLAND 21093-6210
 410-825-8400

RECORDED AS PLAT NO. 21424
 ON 11/16/10 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

Robert Peter Bjelensson 12/21/2010
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING.

John D... 12/21/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheppard 11/01/10
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MUSIC FAIR ROAD LIMITED PARTNERSHIP FROM COPPER STALLION INN, LTD. BY DEED DATED APRIL 27, 2007 AND RECORDED IN LIBER 10774 AT FOLIO 647 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 11-16-10
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S CERTIFICATE

"MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF Nov, 2010."

John Mason 11/16/10
 MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER DATE

John Mason 11/16/2010
 WITNESS DATE

LORIEN-ELKRIDGE
PARCEL 'A'

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 10
 TM PARCEL: 32
 ZONED: POR

SCALE: AS SHOWN
 DATE: NOVEMBER, 2010
 SHEET: 1 OF 3

BLUE STREAM CORPORATE CENTER
PARCEL B
PLAT NO. 17021
ZONED: CAC-CL1

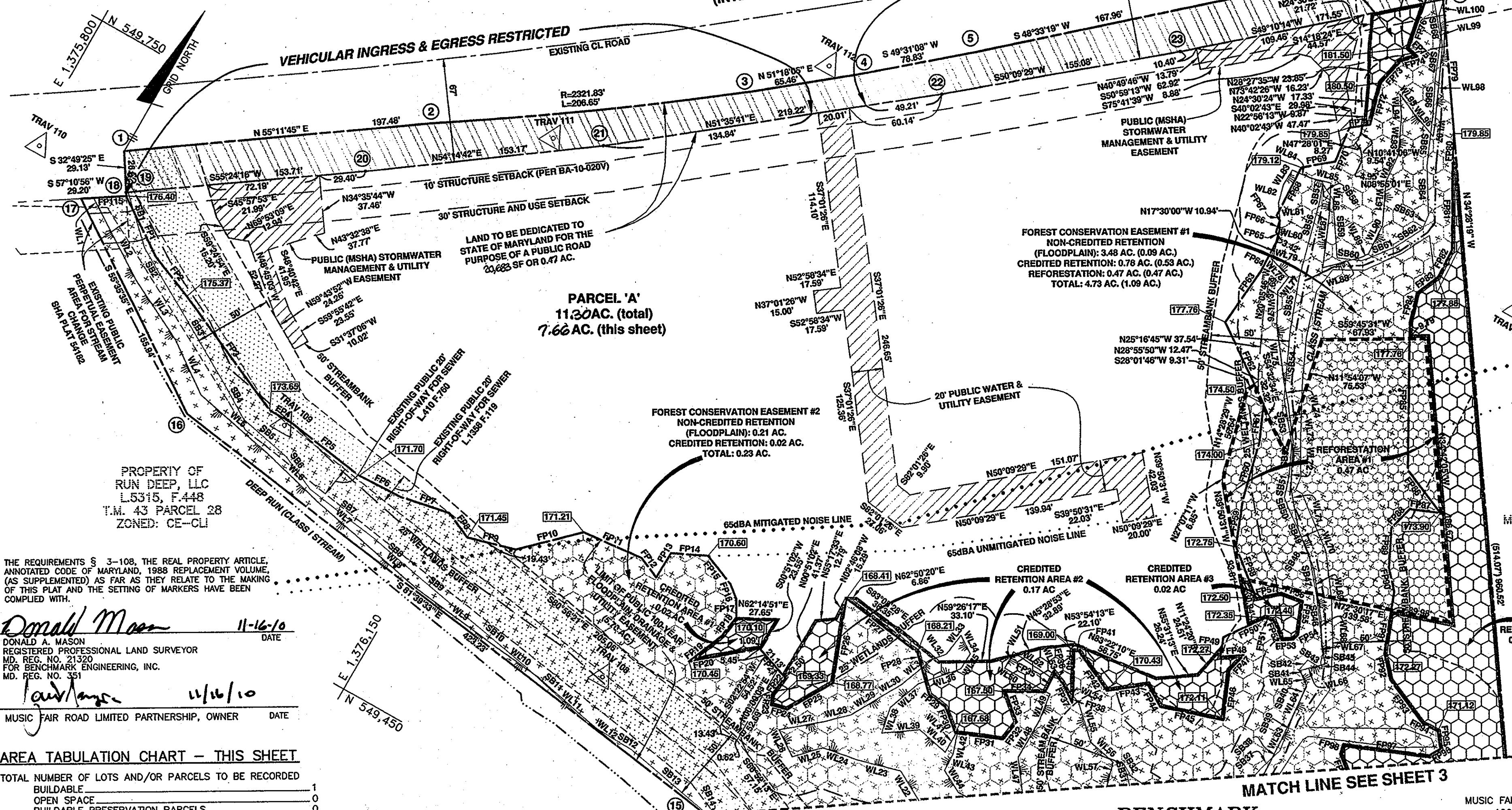
BLUE
STREAM
DRIVE

WASHINGTON BOULEVARD
U.S. ROUTE 1
(INTERMEDIATE ARTERIAL)

VEHICULAR INGRESS & EGRESS RESTRICTED

LEGEND

- EXISTING EASEMENTS
- LIMIT OF PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LAND DEDICATED TO STATE OF MARYLAND FOR A PUBLIC ROAD
- 20' PUBLIC EASEMENTS
- FOREST CONSERVATION RETENTION AREA (CREDITED)
- FOREST CONSERVATION REFORESTATION AREA
- NON-CREDITED FOREST CONSERVATION REFORESTATION AREA
- LIMIT OF WETLANDS
- CENTERLINE STREAM
- TOP OF BANK
- 65 dBA MITIGATED NOISE LINE
- 65 dBA UNMITIGATED NOISE LINE



PARCEL 'A'
11.30 AC. (total)
7.66 AC. (this sheet)

PROPERTY OF
RUN DEEP, LLC
L5315, F.448
T.M. 43 PARCEL 28
ZONED: CE-CL1

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 11-16-10
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Lawrence 11/16/10
MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER DATE

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.66± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.49± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.13± AC.

MATCH LINE SEE SHEET 3

PLAN VIEW
SCALE: 1" = 50'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BE1-CVLENGINEERING.COM

OWNER:
MUSIC FAIR ROAD LIMITED PARTNERSHIP
1205 YORK ROAD FLOOR 4
LUTHERVILLE, MARYLAND 21093-6210
410-825-8400

RECORDED AS PLAT NO. 21425
ON 11/11/11 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

William Peter Beideman 12/21/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING.

Mike 12/21/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith 1/23/11
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MUSIC FAIR ROAD LIMITED PARTNERSHIP FROM COPPER STALLION INN, LTD. BY DEED DATED APRIL 27, 2007 AND RECORDED IN LIBER 10774 AT FOLIO 847 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 11-16-10
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

"MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF NOV, 2010."

Lawrence 11/16/10
MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER DATE
WITNESS *Lawrence* 11/16/2010 DATE

LORIEN-ELKRIDGE
PARCEL 'A'

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43
GRID: 10
TM PARCEL: 32
ZONED: POR
SCALE: 1" = 50'
DATE: NOVEMBER, 2010
SHEET: 2 OF 3

F-11-008

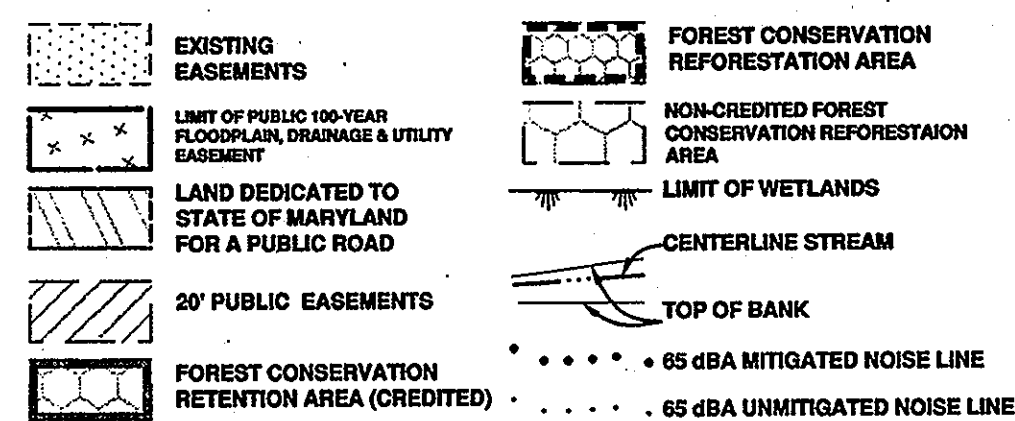
FLOODPLAIN TABLE

Table with 15 columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING, LINE, LENGTH, BEARING, LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Rows FP1 to FP20.

WETLAND TABLE

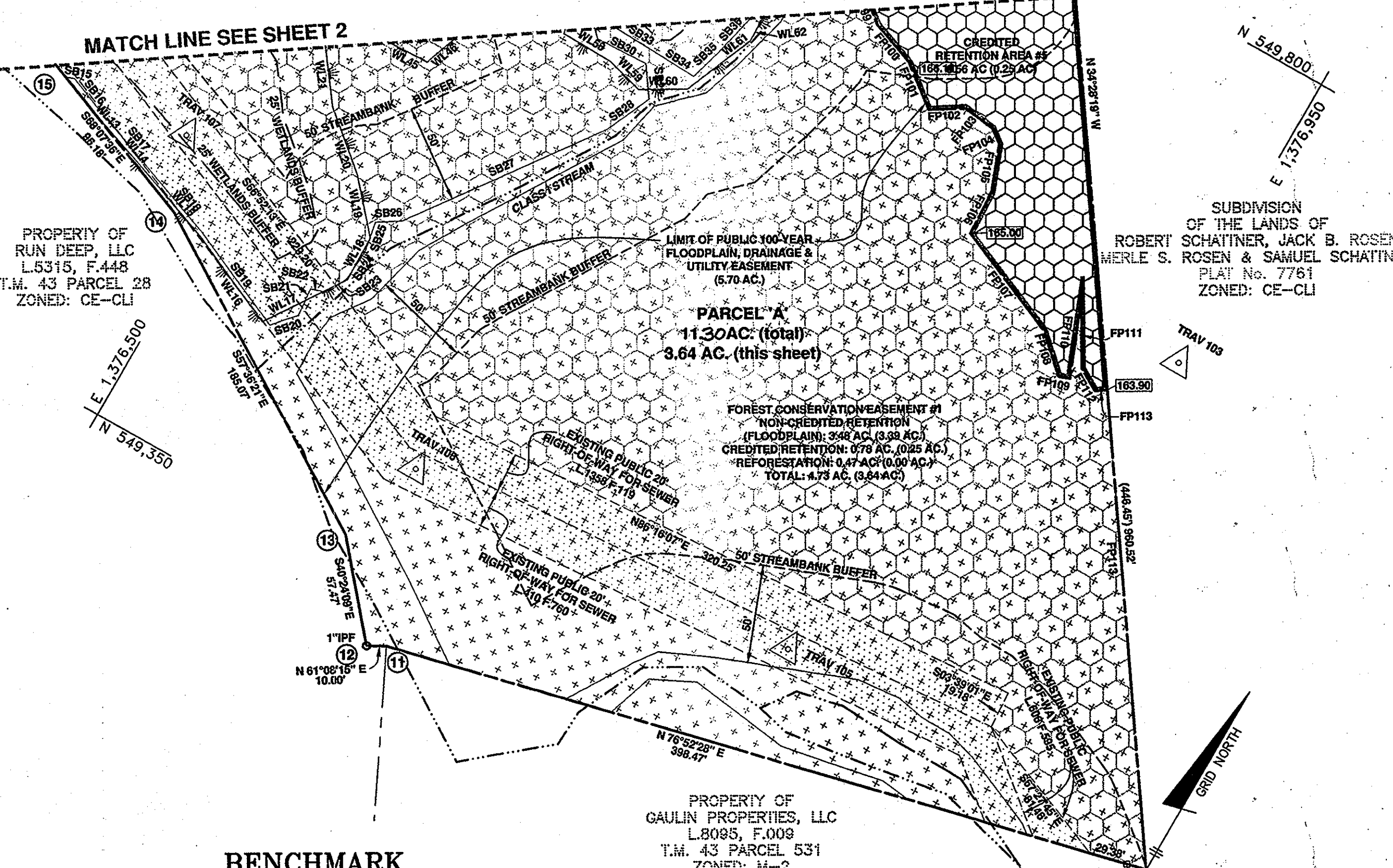
Table with 5 columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Rows WL1 to WL50.

LEGEND



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2



STREAM BANK TABLE

Table with 5 columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Rows SB1 to SB36.

PROPERTY OF RUN DEEP, LLC L5315, F.448 T.M. 43 PARCEL 28 ZONED: CE-CL1

PROPERTY OF GAULIN PROPERTIES, LLC L8095, F.009 T.M. 43 PARCEL 531 ZONED: M-2

SUBDIVISION OF THE LANDS OF ROBERT SCHATNER, JACK B. ROSEN, MERLE S. ROSEN & SAMUEL SCHATIN PLAT No. 7761 ZONED: CE-CL1

AREA TABULATION CHART - THIS SHEET

Table with 2 columns: Description and Value. Rows for buildable area, open space, and subdivision area.

BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS

PLAN VIEW SCALE: 1" = 50'

OWNER: MUSIC FAIR ROAD LIMITED PARTNERSHIP 1205 YORK ROAD FLOOR 4 LUTHERVILLE, MARYLAND 21093-6210 410-825-8400

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Signature: Wilson for Peter Zsilencan 12/21/2010 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Signature: [Name] 12/21/10 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT...

Signature: Donald A. Mason 11-16-10 DATE

OWNER'S CERTIFICATE

MUSIC FAIR ROAD LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION...

Signature: [Name] 11/16/10 DATE

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Signature: Donald A. Mason 11-16-10 DATE

RECORDED AS PLAT NO. 21426 ON 11/16/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LORIEN-ELKRIDGE PARCEL 'A'

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 43 GRID: 10 TM PARCEL: 32 ZONED: POR